

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT (SLA) No. 4	DATE 6/28/2012
	TO LEASE NO. GS-03B-09304	
ADDRESS OF PREMISE Hudson Office Park 2380 Garden Way Hermitage, PA 16148-5208		

THIS AGREEMENT, made and entered into this date by and between

HUDSON HOLDING COMPANY

whose address is: 2450 Shenango Vly Fwy
Hermitage, PA 16148-2572

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish lease commencement date, annual rent, and percentage of occupancy.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 6/04/2012 as follows:


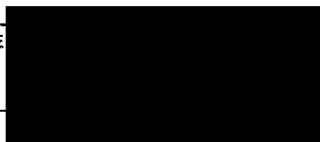

- A. Paragraph 2 of the Standard Form 2 of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu there of the following:

"2. TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on June 4, 2012 through June 3, 2022, subject to termination and renewal rights as may be hereinafter set forth."

This Supplemental Lease Agreement contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS whereof the parties hereto have hereunto subscribed their names as of the above date.

LESSOR		HUDSON HOLDING COMPANY	
SIGNATURE		NAME AND TITLE OF SIGNER	Eric J. Hunter, Partner
ADDRESS	2450 Shenango Valley Fwy, Hermitage Pa 16148		
IN PRESENCE OF			
SIGNATURE		NAME OF SIGNER	Jaime Painter
UNITED STATES OF AMERICA			
SIGNATURE		NAME OF SIGNER	Cheyl A. Grosso
		OFFICIAL TITLE OF SIGNER	CONTRACTING OFFICER

- B.** Paragraph 9 of the Rider of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"9. The total percentage of space occupied by the Government under the terms of the lease is equal to 100% percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of 7,560 rentable square feet by the total building space of 7,560 rentable square feet.

If additional construction occurs on the same tax parcel, it is incumbent upon the Lessor to notify the Government prior to the property taxes being reassessed."

- C.** Paragraph 3 of Standard Form 2 as amended by Supplemental Lease Agreement Number 1 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$159,810.82 at the rate of \$13,317.57 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :

Hudson Holding Company
2450 Shenango Vly. Fwy.
Hermitage, PA 16148-2572

- D.** Paragraph 12 of the Rider of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"Rental shall be paid, in accordance with Paragraph 4.1 of the lease, "Measurement of Space" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

Years 1 through 10:

Shell Rent: \$71,885.22 per year.

Amortized annual cost for Tenant Improvements*: \$41,175.69 per year.

Interest rate at which Tenant Alterations are amortized: 8.0%

Annual Cost of Services: \$46,750.00 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs."

*The Tenant Improvement amount of \$282,812.85 is included in the rent, using the 8.0% amortization rate over the firm term of 10 years. The Government, at its election, may pay lump sum for Tenant Improvements."

- E.** Paragraph 5B of the Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"10. The Lessor and Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this Lease ("Commission"). The total amount of the Commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forgo [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

INITIALS:


LESSOR

&


GOVT

Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's rental payment of \$13,317.57 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second month's rental payment of \$13,317.57 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted second month's rent.

Third month's rental payment of \$13,317.57 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted third month's rent.

Fourth month's rental payment of \$13,317.57 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted fourth month's rent.

Fifth month's rental payment of \$13,317.57 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted fifth month's rent.

Sixth Month's Rental Payment shall commence in full."

INITIALS:


LESSOR

&


GOVT